FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
11-256E	ORLEANS		EAS.802

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
Great Pond

Address: 340 Weir Road

Historic Name: Philip M. Smith Cottage

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1910

Source: deeds, vital records, censuses

Style/Form: summer cottage

Architect/Builder: unknown

Exterior Material:
Foundation: concrete piers

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Guest house

Major Alterations *(with dates)*:
Leanto wing added east side, late 20th c.
Windows replaced

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.54

Setting: The house is situated on a historic rural road passing the north side of Great Pond and connecting the State Highway and Cape Cod Bay. It is now is located amid dense summer cottage development

Photograph

View from

Locus Map (north at top)

Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Philip M. Smith Cottage, built as early as 1910, is a one-story wood frame summer cottage that may have originated as farm worker lodging. It was extensively altered at the turn of the 21st century with a large addition and new exterior envelope including wood shingle siding, windows and doors. A porch is recessed in the northwest corner of the addition. A small guest cottage located behind the house is a recent addition. The house is situated in the center of a half-acre clearing with foliage along its boundaries.

HISTORICAL NARRATIVE

The one-story house now numbered 340 Weir Road is located on land that had belonged to Philip Smith (1821-91) or his brother-in-law Richard F. Smith (1832-96). Philip Smith had married Richard F. Smith's older sister Esther Smith (1825-95), and both families had long lived on Kingsbury Beach Road around Great Pond. Philip Smith's house, known as the Gathering Place, is located at 625 Kingsbury Beach Road (EAS.O.416). After his death, Philip Smith's married daughter and estate executor Sarah P. Livingstone set off much if not all of his real property to his son Luther Brumley Smith (1845-1908), who had been born in Provincetown but had lived in Eastham from about 1855 to the early 1870s. By 1873 he and his wife, Eastham native Mercy H. Cole, moved to Worcester, where Luther Smith ran a fish and butcher shop and Mercy became a "clairvoyant healer," later "an electric and botanic physician." In October 1912, four years after Luther B. Smith died, his widow Mercy deeded eight parcels he had owned in Eastham to her son Philip Monroe Smith (1879-1955).[1] Three years earlier, Philip M.'s uncle Richard F. Smith sold him twenty acres along the "west shore road" (Kingsbury Beach Road) for $1200.[2] It appears, though it is not certain, that the 340 Weir Road cottage was built on this latter parcel. And because Philip's family had numerous homes in this part of Eastham, it seems likely that he had this cottage built for one of his asparagus workers: in 1910 he was hiring men to come to Eastham "for the asparagus season," and Smith remained one of the largest asparagus growers in town into the late 1930s.[3] He also platted a massive subdivision along Kingsbury Beach Road, from the northern edge of Great Pond nearly to Cape Cod Bay, in 1952.

Born in Worcester, Philip M. Smith was a bookkeeper living in the northern Maine town of Houlton in 1900 when he married Emma E. Phair, a schoolteacher from nearby Limestone. By 1908 the couple and their son Luther Phair Smith (1901-72) were visiting Richard F. Smith Jr. (1873-1942) and his wife Olive (1880-1970) in Eastham; Philip Smith's own parents were living in Brockton in 1900 but had returned to Worcester by 1907. By 1910 Philip M. Smith was living and working as a clerk in Worcester, but after his 1909 and 1912 acquisitions he began to spend the asparagus season in Eastham.[4] A 1910 directory lists him in Worcester as a clerk, while the 1910 census lists Smith in Eastham with his wife Emma, their son Luther, and a boarder. In 1911 a second son, Philip M. Jr., was born in Worcester. An August 1913 newspaper article noted that the Smiths and their children had closed "Pine Grove bungalow" (unlikely to have been 340 Weir Road) and returned to Worcester, but by 1918 the Worcester directory stated that Philip Smith had "removed to Eastham." He and his wife Emma were in Eastham by the time he registered for the draft in 1918, but by 1920 they had separated. Emma P. Smith and her son Philip lived with her widowed mother Nellie Phair in a Worcester lodging house, and by 1930 they had divorced and both had remarried. She deeded her interest in Philip Smith's Eastham property to him in 1931.[5]

The 1929 Eastham directory lists Philip M. Smith as a salesman living on King's Highway. He had married again, in 1923, to Mary Ulrich, and Cape newspapers note their usual residence as New York City from the early 1930s. Either he or both he and his wife came to their Eastham home, identified either as on Great Pond or on Kingsbury Road, for the asparagus season every May. By 1942 he was working as a salesman for homeopathic drug manufacturer Boericke and Runyon in New York City.

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[1] Mercy H. Smith, Worcester, executor will Luther B. Smith, late of Worcester, to Philip M. Smith, Eastham, 5 October 1912, BCD 315:446.
[2] Richard F. Smith to Philip M. Smith, Worcester, 5 November 1909, BCD 298:531.
[3] On Smith's asparagus farm see "Eastham," *Yarmouth Register*, 7 May 1910, 8, and 15 March 1913, 3; "Asparagus Season Opens," ibid., 19 May 1934, 3; "Eastham," *Hyannis Patriot*, 18 May 1933, 6A, and 6 May 1937, 10.
[4] "Eastham," *Yarmouth Register*, 15 March 1913, 3: "Mr Philip Smith of Worcester is expected to arrive shortly. Mr Smith has extensive asparagus holdings here. He gives the work his personal supervision during the season."
[5] Emma P. White, Milford, to Philip M. Smith, formerly of Eastham, 5 March 1931, BCD 482:41.

Philip M. Smith died in 1955, and the 340 Weir Road house passed to his son Philip H. Smith, born in 1911, who had lived mostly with his mother in Worcester and Milford before moving to Long Beach, California, by 1942. In 1975 he sold the 340 Weir Road house and garage on its 2.52-acre lot to Lorraine T. Dorrin of Rolling Hills, California. Dorrin subdivided the corner lot in 1984 and sold the house on roughly half an acre to James H. and Therese M. Szucs of Cleveland, Ohio. They built 600 Kingsbury Beach Road on the site of the former garage of 340 Weir Road. In 1988 they sold the 340 Weir Road house and its lot to Bertha E. Rappe of Coventry, Connecticut, and George S. and Christine M. Bettencourt of Mansfield Depot, Connecticut, and Rappe sold her half-interest to the Bettencourts in 1995. In 2009 they sold 340 Weir Road to Darrell J. and Mary Ann D. Deleppo of Hudson, and they were the owners of record in 2020.[6]

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MAPS
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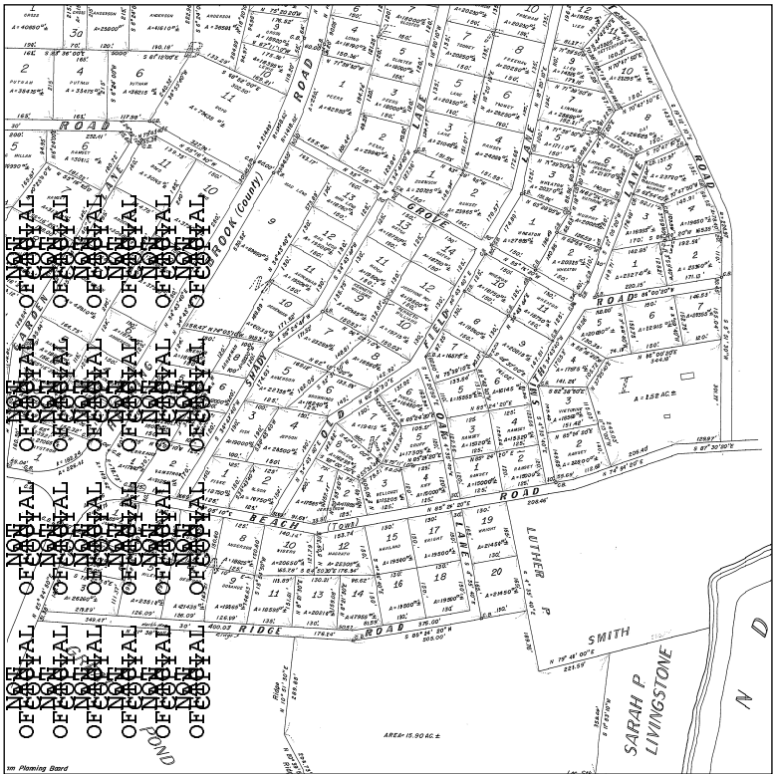
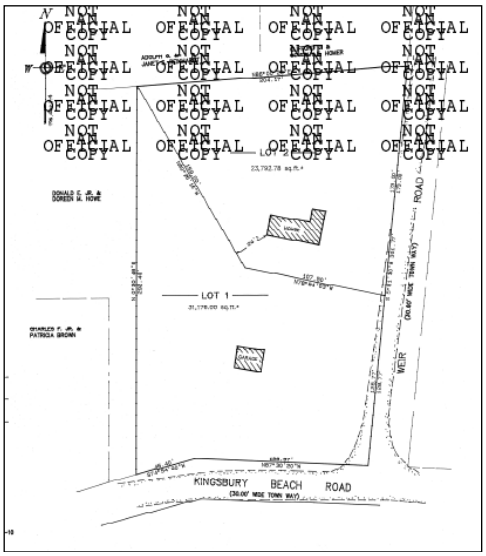
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

[6] Philip H. Smith, Long Beach CA, to Lorraine T. Dorin, Rolling Hills CA, 2 April 1975, BCD 2291:321; Lorraine T. Runions, South Berwick ME, to James H. and Therese M. Szucs, Cleveland OH, 9 July 1984, BCD 4191:319; James H. and Therese M. Szucs, 600 Kingsbury Beach Road, to Bertha E. Rappe and George S. and Christine M. Bettencourt, 15 April 1988, BCD 6239:113; George S. and Christine M. Bettencourt, 600 Kingsbury Beach Road, to Bertha E. Rappe, Mansfield Depot CT, 17 February 1990, BCD 7073:4; Bertha E. Rappe, Coventry CT, to George S. and Christine M. Bettencourt, 600 Kingsbury Beach Road, 5 October 1995, BCD 9885:203; George S. and Christine M. Bettencourt, 600 Kingsbury Beach Road, to Darrell J. and MaryAnn D. Deleppo, Hudson, 17 July 2009, BCD 24005:306. The house is depicted on "Subdivision of Land in Eastham, Mass. Belonging to Philip M. Smith," December 1952, BCP 125:87; on Lot 10 of "Plan of Land in Eastham, Mass. to be Conveyed by Lorraine T. Runions to James H and Therese M. Szucs," 16 July 1984, BCD 385:50, and on Lot 2 on "Plan of Land in Eastham, Mass., Being a Division of Lot 10 Shown in Plan Book 385 Page 50, Prepared for James H. and Therese M. Szucs," 8 April 1987, BCP 432:40.

SUPPLEMENTAL IMAGES



The 340 Weir Road house is shown on 2.52-acre lot at the corner of Kingsbury BeachRoad and Sand Pit (now Weir) Road at the southeastern edge of a large subdivision Philip Smith created in 1952 (BCP 125:87:2); the edge of Great Pond is at lower right.



The 340 Weir Road house is on Lot 2 of this 1987 subdivision plan (BCP 432:40).

PHOTOGRAPHS
(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NE.

View from SE.